

020.A

0002

0205.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

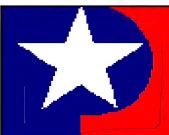
326,900 / 326,900

USE VALUE:

326,900 / 326,900

ASSESSED:

326,900 / 326,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	205
-----------	---------	-----

Owner 1: HALLIDAY MARK

Owner 2:

Owner 3:

Street 1: 54 BRANTWOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HALLIDAY REGINA & MARK -

Owner 2: -

Street 1: 54 BRANTWOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6047																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	326,900			326,900			145122
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/13/17		
							1726!		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	102	FV	326,900	0	.	.	326,900	Year end
2021	102	FV	322,400	0	.	.	322,400	Year End Roll
2020	102	FV	313,500	0	.	.	313,500	313,500 Year End Roll
2019	102	FV	295,200	0	.	.	295,200	295,200 Year End Roll
2018	102	FV	245,200	0	.	.	245,200	245,200 Year End Roll
2017	102	FV	228,600	0	.	.	228,600	228,600 Year End Roll
2016	102	FV	228,600	0	.	.	228,600	228,600 Year End
2015	102	FV	207,200	0	.	.	207,200	207,200 Year End Roll

SALES INFORMATION

TAX DISTRICT									PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HALLIDAY REGINA	74057-571	2	1/29/2020	Convenience		1	No	No			
TOLAND PATRICIA	64588-305		12/1/2014		251,000	No	No				
CONROY KELWIN L	58071-582		12/13/2011	Convenience	215,000	No	No				
RUSSELL MEAGHAN	44864-507		3/24/2005		247,500	No	No				
MCNAMEE PAUL R	36826-473		10/25/2002		169,000	No	No				
ROWE EARLE/ETAL	27993-201		12/18/1997		89,800	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/13/2017											DGM	D Mann
5/14/2015											MM	Mary M
3/13/2012											EMK	Ellen K
5/6/2000											197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 0	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:				
Sty Ht: 1 - 1 Story																			
(Liv) Units: 1	Total: 1																		
Foundation: 3 - BrickorStone																			
Frame: 2 - Steel																			
Prime Wall: 7 - Brick																			
Sec Wall:	%																		
Roof Struct: 4 - Flat																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BRICK																			
View / Desir: F - Fair																			
GENERAL INFORMATION																			
Grade: C - Average																			
Year Blt: 1985		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdict:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD																			
Prim Int Wal 2 - Plaster																			
Sec Int Wall:					%														
Partition: T - Typical																			
Prim Floors: 4 - Carpet																			
Sec Floors:					%														
Bsmnt Flr:																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys:																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wal		% Sprinkled																	
MOBILE HOME								Make:		Model:		Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS								PARCEL ID 020.A-0002-0205.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N								Total Yard Items:				Total Special Features:				Total:			